



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: April 13, 2005 REPORT NO. HO-05-071

ATTENTION: Hearing Officer

SUBJECT: 1447 REED AVENUE MAP WAIVER - PROJECT NUMBER: 53076

LOCATION: 1447 Reed Avenue

APPLICANT: David Lepre, an Individual and Robert D. and Lanette C. Hickman,
Husband and Wife.

SUMMARY

Requested Action - Should the Hearing Officer approve Map Waiver and Waiver of Undergrounding No. 161474 and Coastal Development Permit No. 160755 and to convert four (4) existing residential units to condominiums on an existing 6,234 square foot site?

Staff Recommendation -

1. APPROVE Map Waiver and Waiver of Undergrounding No. 161474; and
2. APPROVE Coastal Development Permit No. 160755

Community Planning Group Recommendation – The Pacific Beach Community Planning Committee voted 13-0 to approve the project on February 28, 2005.

Environmental Review - The project is categorically exempt from CEQA per Article 19, Section 15301(k), Existing Facilities.

BACKGROUND

The subject property, located at 1447 Reed Avenue on the south side between Haines Street and Gresham Street, is a 6,234 square-foot site zoned RM-1-1 within the boundaries of the Pacific Beach Community Plan. The site is within the Coastal Overlay Zone (non-appealable), and the Coastal Height Limit Overlay Zone. The project site contains four dwelling units in two detached structures and is proposed for conversion to condominium ownership. The project

provides a total of eight (8) off-street parking spaces. Five (5) parking spaces are accessed from the adjoining alleyway on the south side of the property. All five spaces are open with three of the five spaces being covered by the existing building. Three (3) parking spaces are accessed from Reed Avenue. Two parking spaces are open with one parking space located within an enclosed garage. Compliance with all applicable land development regulations were evaluated with prior approvals. Since the construction of the development of this site, almost all of the City's Land Development Code regulations have changed and this project would be considered previously conforming where any portion of the project would not comply with current criteria.

The project application was deemed complete on November 18, 2004, after the adoption of the amendments to Chapter 14, Article 2, Division 13, Sections 142.1303 and 142.1306 of the San Diego Municipal Code, all relating to Inclusionary Affordable Housing Regulations. The project is not subject to the City's 'Coastal Overlay Zone Affordable Housing Replacement' regulations.

DISCUSSION

The project site is located in Block 2-U of the City's Undergrounding Master Plan and a schedule for undergrounding has not yet been determined by the City Council for undergrounding. (Attachment No. 7). San Diego Municipal Code Section 144.0240, allows the applicant to apply for a waiver of the requirement to underground the existing overhead utilities within the boundary of the subdivision, or within the abutting public rights-of-way. City staff has determined the undergrounding waiver request qualifies under the Guidelines of Council Policy 600-25, *Undergrounding Conversion of Utility Lines at the Developers Expense*, in that it involves a short span of under 600-feet, would not represent a logical extension to an undergrounding facility and is a condominium conversion application. The applicant would be required to underground any new service run to any new or proposed structures within the subdivision.

The San Diego Housing Commission and City staffs have determined that the conversion of the four dwelling units is subject to the Inclusionary Housing Ordinance and the Condo Conversion Ordinance. As such, the applicant is required to pay an in-lieu fee to the Housing Commission prior to the filing of a Consolidation Parcel Map to satisfy the Inclusionary Housing Ordinance. To comply with the relocation requirements of the Condo Conversion Ordinance, a tenant income survey of the tenants of the four units will be conducted by the Housing Commission and any compliance will be a condition of approval. The conditions by the Housing Commission are included in the Map Waiver Resolution.

In conclusion, this approval would enable the property owner to sell the four residential units as condominiums, for the entitlement being a change in ownership only.

ALTERNATIVES

1. Approve Map Waiver and Waiver of Undergrounding No. 161474 and Coastal Development Permit No. 160755 with modifications.
2. Deny Map Waiver and Waiver of Undergrounding No. 161474 and Coastal Development Permit No. 160755 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Laura C. Black, Development Project Manager

Attachments:

1. Aerial Photograph
2. Draft Map Conditions and Subdivision Resolution
3. Draft Coastal Development Permit with Conditions
4. Draft Coastal Development Permit Resolution with Findings
5. Community Planning Group Recommendation
6. Ownership Disclosure Statement
7. Undergrounding Master Plan
8. Copy of Public Notice
9. Map Waiver Exhibit (Hearing Officer Only)